





**Indicative Selling Price** \$710,000 **Median Unit Price** June quarter 2018: \$510,000

Rooms:

**Property Type: Agent Comments** 

# Comparable Properties



1208/22-24 Jane Bell La MELBOURNE 3000

(REI)





**Price:** \$706,000 Method: Auction Sale Date: 28/07/2018

Rooms: 3

Property Type: Apartment Land Size: 95 sqm approx **Agent Comments** 



601/238 Flinders La MELBOURNE 3000 (REI)

2





Price: \$700,000

Method: Sold Before Auction

Date: 02/07/2018

Rooms: -

**Property Type:** Apartment

**Agent Comments** 



46/283 Spring St MELBOURNE 3000 (REI)

2







Price: \$680,000 Method: Auction Sale Date: 17/03/2018

Rooms: 3

**Property Type:** Apartment Land Size: 90 sqm approx **Agent Comments** 

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

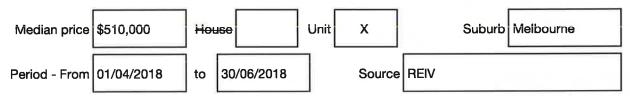
Address 9.1 at 201 Spring Street, Melbourne Vic 3000 Including suburb and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$710,000

## Median sale price



# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property |  | Price     | Date of sale |
|--------------------------------|--|-----------|--------------|
| 1                              | 1208/22-24 Jane Bell La MELBOURNE 3000 | \$706,000 | 28/07/2018   |
| 2                              | 601/238 Flinders La MELBOURNE 3000     | \$700,000 | 02/07/2018   |
| 3                              | 46/283 Spring St MELBOURNE 3000        | \$680,000 | 17/03/2018   |

#### **OR**

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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